

CATAWBA COMMERCE — CENTER —



FOR LEASE ±221,400 SF BUILDING
±4.0 AC IOS LOT

LEASING CONTACTS

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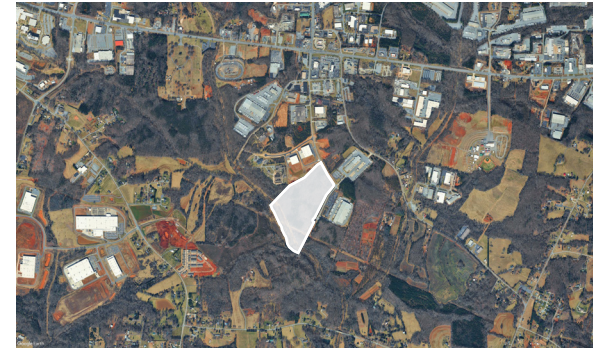
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Summit
Real Estate Group

**AVISON
YOUNG**

1939 AMITY STREET NEWTON, NC 28658

The proposed industrial development in Newton, North Carolina offers a compelling opportunity to deliver ±221,400 square feet of modern, Class-A industrial space with a potential ±4.0-acre industrial outdoor storage (IOS) lot, designed to accommodate a wide range of distribution, logistics, and light manufacturing users. The site is strategically positioned within the Hickory-Newton-Conover MSA, providing efficient access to I-40, US-70, and US-321, and allowing tenants to serve both the greater Charlotte region and the broader Western North Carolina industrial corridor.



PROPERTY OVERVIEW

Address:	1939 Amity Street Newton, NC 28658
County:	Catawba County
Parcel ID:	372116821582 & 372120718859
Acreage:	±39.98 AC



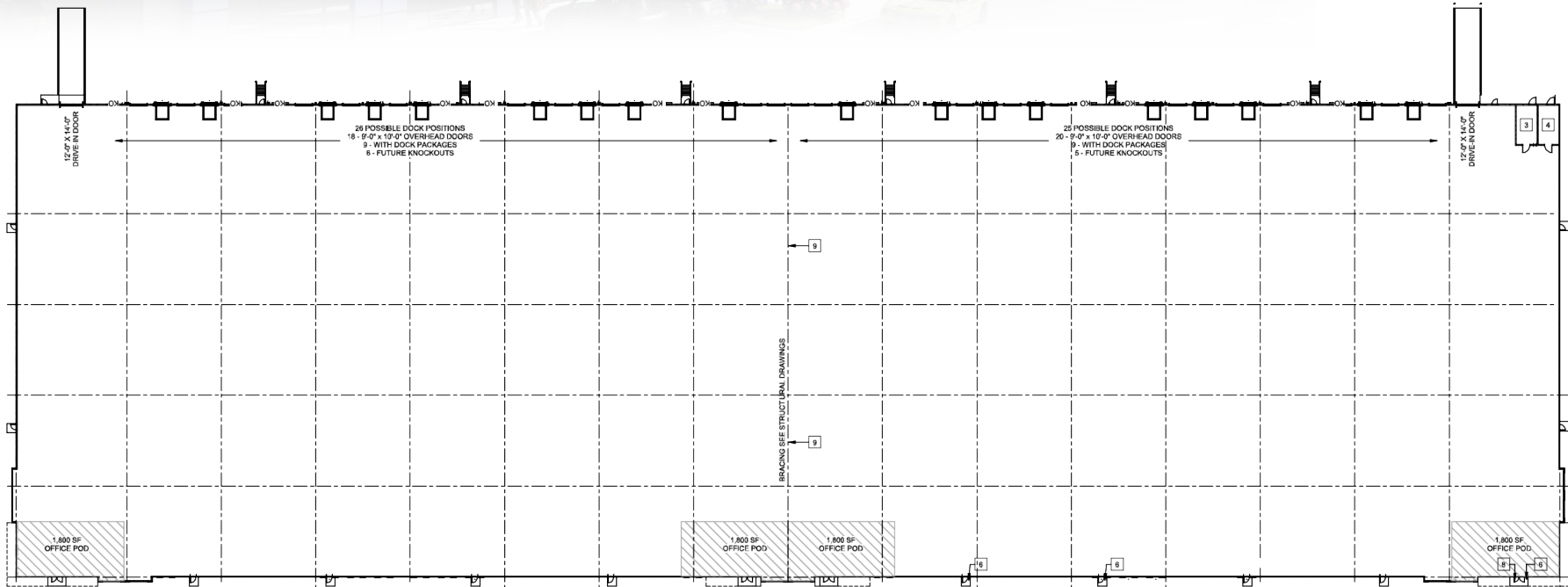
1939 AMITY STREET NEWTON, NC 28658

SITE PLAN: ±221,400 SF BUILDING + TRAILER PARKING



1939 AMITY STREET NEWTON, NC 28658

PROPOSED FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size: ±221,400 SF

Construction: Tilt-up

Building Dimensions: 260' x 850'

Dock High Doors: (24) 9' x 10' doors

Drive-In Doors: (2) 12' x 14' doors

Clear Height: 32'

Column Spacing: 54' x 52' w/ 60' speed bay

Floor Slab: 7"

Car Parking: ±177 spaces

Trailer Parking: ±70 spaces

Truck Court: 190'

Electrical: 3-phase 480V;
2,000 amp service

Fire Protection: ESFR

Roof Type: White TPO; R-15

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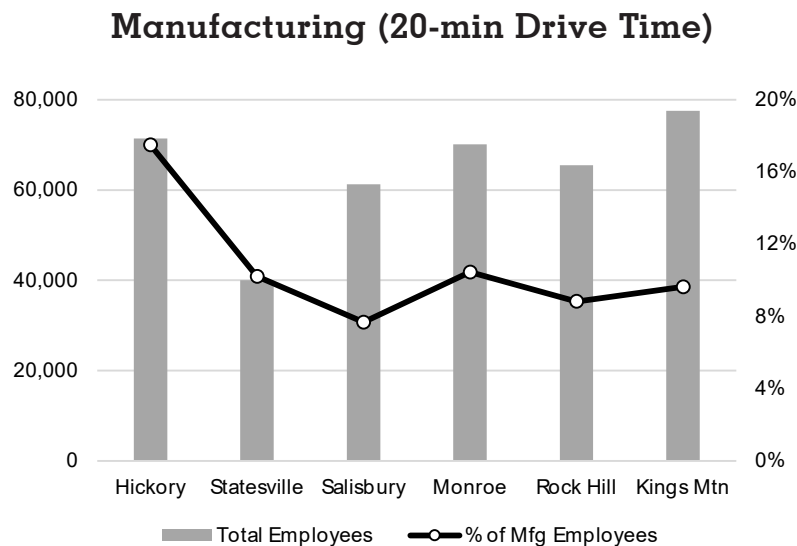
WHY CATAWBA COUNTY?

Catawba County has emerged as a premier destination for both businesses and talent seeking a strategic foothold in Western North Carolina and the greater Charlotte region. The county offers an attractive blend of quality of life, strong public schools, and a deep base of manufacturing and engineering employment, supporting a skilled and dependable workforce. Residents and employers alike benefit from a diverse mix of regional amenities, including outdoor recreation along Lake Hickory and the Catawba River, convenient access to I-40 and interstate-quality highways, and close proximity to Charlotte Douglas International Airport—positioning Catawba County as a highly livable and business-friendly industrial market.

Largest Employers in the Industrial Sector:

- Corning Optical (1,000+)
- CommScope Inc (1,000+)
- Target (1,000+)
- Walmart (1,000+)
- Duke LifePoint (1,000+)
- Apple Inc (500+)
- GKN (500+)
- Tyson Foods (500+)
- Century Furniture (500+)
- WestRock (500+)
- Sherrill Furniture (500+)
- McCreary Modern Inc (500+)
- Shurtape Technologies (500+)
- Cargo Transporters (500+)
- Sutter Street Mfg. (500+)
- Performance Food Group (500+)
- Physimian Cables (500+)
- HSM Solutions (500+)

Since 2020, companies have announced over \$2.7 billion in new investments and 2,800 new jobs in Catawba County



WORKFORCE + POPULATION

25,000+
Catawba County workers employed in Manufacturing

14% of Catawba County manufacturing workers employed by International Manufacturers

60%
of the nation's population lives within a day's drive



1939 AMITY STREET NEWTON, NC 28658

LOCATION OVERVIEW

Hickory, North Carolina is a strategically positioned industrial hub within the Hickory-Newton-Conover MSA, offering exceptional connectivity, a strong labor base, and cost-efficient operating fundamentals. Located along the I-40 corridor, Hickory provides direct access to Charlotte (±60 miles), Asheville, and the broader Southeast, while also connecting to major logistics routes via US-321 and US-70. The region benefits from a long-standing manufacturing and distribution presence, supported by a skilled workforce, competitive wages, and proximity to regional suppliers and end users.



40 1 MILE to Interstate 40

77 26 MILES to Interstate 77

85 42 MILES to Interstate 85

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